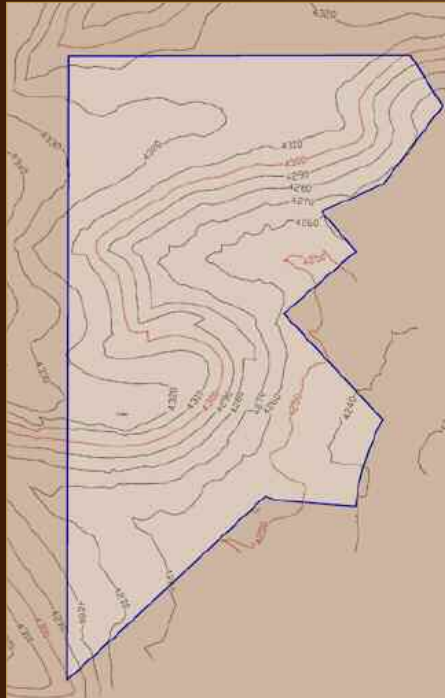




FOR SALE

5.71-ACRES WITH SPECTACULAR ELEVATED RED ROCK VIEWS IN SEDONA, ARIZONA



Owner is selling a 5.71-acre tract of land located in heart of Sedona, Arizona. This property represents a unique opportunity for a buyer to own one of the last large, undeveloped residential tracts of land in the Red Rock Country of Sedona, which in 2003 was named "The Most Beautiful Place in America" by USA Today. The property commands breathtaking views of the surrounding red rock buttes and canyons from multiple elevated building sites accessed from a private roadway with all city utilities available at the property boundary.

The property is currently a metes and bounds tract zones for residential use. The future owner will retain the option, either short or long term, to subdivide the property into as many as eight lots with City approval, or to split it into three parcels with a simple filing in the county records. All engineering, surveys, studies, and other work related to potential subdivision into eight lots has been completed by SEC, Inc. of Sedona and is included in the purchas. Listing price upon request.

For more information:

Texona Investments, L.L.C.
Attn: William M. Heyer
1122 Colorado Street, Suite 313
Austin, Texas 78701

512-474-6901

info@canyonvistasedona.com



All utilities available at property boundary

www.canyonvistasedona.com